

SAN DIEGUITO PLANNING GROUP

P. O. Box 2789, Rancho Santa Fe, California 92067

MINUTES OF MEETING

MARCH 3, 2011

1. CALL TO ORDER at 7:00 p.m., Pledge of Allegiance
PRESENT: Willis, Weinstein, Jones, Dill, Lemarie, Liska, Epstein, Arsivaud-Benjamin, Christenfeld
ABSENT: McGee, Schlosser, Marks, Clotfelter
 2. AGENDA REVIEW
 3. APPROVAL OF MINUTES
 4. OPEN FORUM
 - A. Neil Weinstein reports the gate that was damaged by a driver is still owned by Starwood, but they choose not to repair it. He is inquiring how repair can be enforced.
 - B. Laurel Lemarie reports that the Whispering Palms HOA has won a suit against Cavanaugh project negative declaration, forcing it into a EIR process. The decision is under appeal.
 - C. Bruce Liska reports that SDGE will be making the changes to the power lines, working mostly evenings and some will go underline, but not all lines. He also feels the expansion of Flower Hill should be required to underground the power lines. Don Willis recommends Bruce contact Carmel Valley Planning Group.
 - D. Jacqueline Arsivaud-Benjamin reports that the Equine ordinance was before the Board of Supervisors meeting yesterday.
 5. GENERAL PLANNING ITEMS
 - A. General Plan Update: Draft response to DPLU re: our position on General Plan drafts, including conservation subdivision language; planning group control of projects through the community plans. Discussion ensued regarding the meeting called by DPLU for tomorrow for the Steering Committee.
 - B. Review suggestions for road improvements/maintenance needed throughout San Dieguito region.
 6. MAJOR PROJECTS AND LAND USE ITEMS
 - A. **AD 10-032 Northwood Barn – 16330 Rambla de las Flores**, RSF @ Calle Chaparro – second dwelling unit attached to barn: 650 sq. ft. unit over 1660 sq. ft. barn - Applicant Contact Maxwell Wethrich 858-756-1735 County Planner: Michelle Chan 858-694-2610 SDPG Planner: Laurel Lemarie. **[to trail for RSF Art Jury action]**
 - B. **VAR 10-011** Rancho cielo Estates – Cielo Montagna – Avenida Manantial & Via Rancho Cielo rear yard setback variance from 40 ft to 15 ft. apn 264-670-18 & 19. applicant contact: Jim Kilgore 858-751-0633 jim.kilgore@latitude33.com Planner: Douglas Dill
- MOTION** by Doug Dill to recommend denial of the request for variance. It does not meet the four findings for granting the variance. Seconded: Christenfeld
Ayes = 8 nos = 1 abstain = 0
Liska

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C. AD 10-045 Lennar – Bridges – Suerte del Este Gate – electric gate with card reader/keypad for controlling access to Via de las Flores from Suerte del Este –will affect or control access to existing Escondido Creek crossing from RSF to Elfin Forest over existing dirt road – use to be restricted to authorized users of the road - apn 264-650-09-00 Applicant contact: Mike Shapouri; Planner: Laurel Lemarie. **POSTPONED 3-17-2011**

D. **P 10-037 REZ 10-004 CHINESE BIBLE MUP/REZONE** – Santa Fe Valley Chinese Church 16919 Four Gee Road n/o Tallus Glen. Proposed church in Santa Fe Valley Specific Plan area – 1000 seat main sanctuary, to expand to 1500, with classrooms, offices recreation, school, and ancillary uses. 43 ft. high with two 57 ft. towers; S88 zone to RS-2 zone **POSTPONED 3-17-2011**

E. **P10-031 - Del Mar Country Club** - Verizon Wireless Facility - Major Use Permit - 6001 Club House Drive, RSF - Allow the installation of two (2) new, 12' high omni antennas and one (1) E-011/GPS antenna to the existing cell site at the Del Mar Country Club - three (3) 6' antenna current exist at the site - Project Contact: Ted Marioncelli (760) 807-1850 / Planner Alia Kanani DPLU (858) 694-2069 / Planning Group: Don Willis (858) 481-6922 Discussion continued about options to assist in masquerading antennas proposed on the top of the Club house. The applicant has reviewed the suggestions from the last presentation. One neighbor brought forth the importance of cell service for safety reasons. Questions for applicant included, a) what is the plan to remove obsolete equipment when technology surpasses its use, b) is there an alternative location these can be placed? The response was that the service would not be as efficient. c) PG member Lois Jones asked that the applicant should consult and ask the HOA for an official position, even though the Club is not a member, all of the residents surrounding the Club are and therefore, they should have had a weigh in on the decision. Further objection comments by the neighbors were voiced.

MOTION by Don Willis to recommend the applicant reduce the visual impact of both the new and existing antennas. The applicant has not offered enough mitigation to the community to satisfy the concerns and the Planning Group feels another attempt at re-engineering the visual impacts is necessary. Any changes to the application as presented need to be re-presented at the Planning Group level. Mitigations recommended include dark matte paint, finials, wider spacing or placement on the roof. Seconded: Epstein

Ayes = 8 nos = 0 abstain = 0

F. **STP 11-003 Grotting Variance** 15940 Via Del Alba [off easement road n/o Alba], RSF Administrative Permit to reduce front yard setback from 100 ft. to 83' from centerline – existing deck in setback measured from easement road apn: 268-270-64 Planner: Paul Marks

MOTION by Lois Jones to recommend approval as presented. Seconded: Christenfeld

Ayes = 9 nos = 0 abstain = 0

G. **TM 5447 Quantum Estates II**; s/o Del Dios Hwy at Camino Del Norte apn 267-031-02,03,10,11,12,14 Request for Time Extension on Tentative Map Applicant Contact Brian Ardolind 858-259-8212 [Paul Marks]

MOTION by Lois Jones to recommend approval for the time extension as presented. Seconded: Weinstein

Ayes = 9 nos = 0 abstain = 0

H. **AD 11-003 Amaji Trust Solar Panel Permit** 17109 El Vuelo @ El Mirador, Request to install solar panels on adjacent lot in common ownership, 30 ft from property line s/o main house on other property, with underground conduit. Applicant Contact James Laret 858-259-4812

MOTION by Lois Jones to recommend approval of application as presented. Seconded: Christenfeld

Ayes = 9 nos = 0 abstain = 0

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I. Leach Fire Rebuild – 9588 Camino Santa Fe, Santa Fe Valley SPA. Previously heard – anticipate re-design Applicant Contact: David Hinton 951-579-8147 Planner: Paul Marks 760-489-0900 **[tentatively to be heard 3/17]**

J. No Parking requested along Deer Ridge Road @ 200 feet beginning at Lone Quail Road and southerly to Fox Valley Way across the street from Del Norte High School to ease congestion – 7 a.m. to 5 p.m. on school days – plus 50 ft. of red zoning in front of school on each side of driveway.

MOTION by Lois Jones recommends the Planning group submit comments that they find no issues to proposed no-stopping zone 7am to 5 pm and no parking on either side of the high school driveway, but duly noted that the surrounding neighbors have not had opportunity to comment. Seconded: Dill

Ayes = 9

nos = 0

abstain = 0

7. REPORTS & GENERAL DISCUSSION - none

DEL DIOS
PARKS / TAC/COUNTY PARKS
GENERAL PLAN 2020 + COMMUNITY PLAN
SAN DIEGUITO RIVER PARK
4S RANCH
RSF ASSOCIATION
ROADS & TRAFFIC / SANDAG
EL CAMINO REAL/VIA DE LA VALLE
ELFIN FOREST

NICOLAS CHRISTENFELD
JACK MC GEE
LOIS JONES
BRUCE LISKA/CHACO CLOTFELTER
TOM HICKERSON
BILL SCHLOSSER/LOIS JONES
BILL SCHLOSSER
DON WILLIS/JACK McGEE
DOUG DILL / JACQUELINE ARSIVAUD-
BENJAMIN

8. ADMINISTRATIVE MATTERS

- A.** Consideration and comments on circulation mail
- B.** Future agenda items and planning
- C.** Adding potential projects to Transnet & PLDO Funds Lists for future votes – no action to be taken, except as noted above.

Meeting adjourned 9:15 p.m.

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